



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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23rd June 2020

Mr Williams
7 Manor Road
Rustington

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: R/91/20/PL
Site Address: 6 Manor Road Rustington BN16 3QT
Description of works: Demolition of existing garage & store on existing dwelling & erection of 1 No detached bungalow to rear.

Thank you for your internet representation made on 22nd June 2020 which has been recorded as an objection with the comments as follows:

OWPC27939

R/91/20/PL

The original proposal for this development (R/268/19/PL) was refused and I believe the reasons are still valid for this proposal.

I believe it would have an adverse effect on visual amenities and quiet enjoyment of surrounding properties, conflicting with policy QE SP1 of the Arun Local Plan and compromises the established residential character. If this type of back-land development were to be approved, it would make it increasingly more difficult for the local Planning Authority to resist similar proposals in the vicinity and I am particularly concerned about the fact that there appears to be potential for further development under The Town and Country Planning General Permitted Development Order 2015 (GPDO) allowing both homeowners and developers to extend accommodation by up to 75% without planning permission. Should this be the case there could be a future development of the proposed bungalow resulting in a development similar to that in application R/268/19/PL. I object to this proposal.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the

decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.